



# City of Seattle Preliminary Assessment Report

April 22, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	6211643	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	N
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	(Not Req)
<b>Category</b>	COMMERCIAL	<b>PASV Done Under</b>	3007044
<b>DPD Review Type</b>	FULL	<b>Permit Remarks</b>	PASV conducted under project # 3007044 on 04-30-08. MLP
<b>Address</b>	1222 E Pine St		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	NEAL THOMPSON 1102 19TH AVENUE EAST SEATTLE WA 98112 (206) 322-1192
<b>King County APN</b>	<a href="#">6003000730</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	Construct six-story, 75 unit apartment building with 6000 sf of commercial and (3) levels of below grade parking.	<b>Applicant Email</b>	<a href="mailto:neal@rhnewellaia.com">neal@rhnewellaia.com</a>
		<b>Linked AP/Project Nos.</b>	
<b>SDOT Project No</b>			

## Seattle City Light Requirements

**Contact:** Bob Hansen, [bob.hansen@seattle.gov](mailto:bob.hansen@seattle.gov)

### Street and Alley Requirements E PINE ST

10' clearance from structures: 10-foot horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3, Clearances from Structures and Ground (<http://www.seattle.gov/Light/engstd/>). Changes to SCL's system to meet clearances are done at the project's expense. Overhead 26 KV primary high voltage in ROW parallel to south property line.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain.

## Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! Call (206) 684-3800 for more information.

## DPD Drainage Requirements

**Contact:** Sherell L Ehlers, (206) 615-0040, [Sherell.Ehlers@seattle.gov](mailto:Sherell.Ehlers@seattle.gov)

### Existing Public Drainage Infrastructure

Sanitary sewer main location: 13th Ave

Sanitary sewer main size: 8-inch

Storm drainage main location: E Pine St

Storm drainage main size: 15-inch

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system.

An extension of the public storm drain is required (SMC 21.16.270 B). See SPU comments

### Wastewater

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

### Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

## DPD Land Use Code Requirements

**Contact:** Branin Burdette, (206) 615-1331, [branin.burdette@seattle.gov](mailto:branin.burdette@seattle.gov)

### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### E PINE ST

Drainage will be required to be installed in the portion of right-of-way abutting this lot.

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693). Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Existing curbcuts that will no longer be used are required to be removed, and the curblin installed, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance.

## 13TH AVE

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Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance.

## Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

An arborist report is required. See CAM 242 for more detail.

## SDOT Requirements

**Contact:** Leo Kaarrekoski, [leo.kaarrekoski@seattle.com](mailto:leo.kaarrekoski@seattle.com)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## Permit Requirements

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). Street Improvement Plan (SIP) must be accepted by SDOT prior to DPD intake. Please visit SDOT's Street Use website at:

[http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm) to obtain SDOT Client Assistance Memos (CAMs), applications, templates, packets and checklists to assist in obtaining your street improvement permit (SIP).

Annual permit for structural buildings overhang required. All encroachments in the public right-of-way (ROW) require an annual 30-day revocable permit and potentially an indemnity agreement including insurance. Be advised that there is the potential that in the future these annual permit fees will be aligned with the property's market value and could escalate considerably over time. See SDOT Street Use for early design guidance.

## Street Improvement Requirements

### E PINE ST

Tree planting: See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693.

New/replacement sidewalk: See Right of Way Improvement Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. applicant's option

New/Replacement Curb: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications. fill in driveway cuts

New/replacement driveway: See Right of Way Improvement Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement curb ramps: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications. If curb return is touched, per Pavement Opening and Restoration Rules

## 13TH AVE

**Tree protection:** Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if street trees you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees. confer with Bill Ames

**Tree planting:** See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. confer with Bill Ames

**New/replacement sidewalk:** See Right of Way Improvement Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. Applicant option

**New/Replacement Curb:** See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications. fill in old driveways

**New/replacement driveway:** See Right of Way Improvement Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

**New/replacement curb ramps:** See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications. If curb return is touched, Per Pavement Opening and Restoration Rules

**Street drainage collection:** A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17. New inlet and outfall if curb is replaced

### Discretionary ROW Requirements

**Street lighting, pedestrian lighting, and traffic signal revisions:** Any proposed revisions to street lighting, pedestrian lighting, or traffic signals requires coordination among several departments and divisions. SDOT highly recommends that you apply for street improvement plan (SIP) design guidance. Conduits and handholes

Utilities such as poles, utility vaults, and fire hydrants may need to be relocated to accommodate your required street improvements. See Right of Way Improvement Manual (ROWIM) section 4.20 for clearance requirements.

Other requirements: Confer with SCL regarding downguy in proposed driveway..

### SPU Requirements

**Contact:** Tanya Treat, (206) 615-1636, [TreatT@seattle.gov](mailto:TreatT@seattle.gov)

### Additional Drainage and Wastewater Information

There is a 12" PSD stub originating from the PSD in E Pine St extending north to the NW corner of E Pine and 13th Ave. The stub is approximately 6 feet deep and will be required to be extended to the north boundary of your property.

### Existing Public Infrastructure - Water

Water main location: 13th Ave

Water main size: 8-inch

Water main pipe material: Cast Iron

Closest fire hydrant location: NE corner of 13th Ave And E Pine St

Closest fire hydrant distance from property line: 75 feet

### Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

### Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current stormwater and side sewer codes. Major updates to these codes are expected in the third quarter of 2009. Projects are vested at the time of complete application acceptance.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.